

Mr. Bradley Plummer-Darling
Tuffin Ferraby Taylor LLP
2 Throgmorton Avenue
London
EC2N 2DG

Application Ref: **2014/7594/L**
Please ask for: **Neil Luxton**
Telephone: 020 7974 **6552**

22 April 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
60 Carey Street
London
WC2A 2JB

Proposal:

Re-building of a section of brick parapet wall to the south eastern corner of the property. -
Install stainless steel tie rods to the front elevation parapet brickwork. - Some replacement
to cast iron pavement lights. - Provide new roof coverings, - Replace damaged brickwork. -
Decorate the external joinery and metalwork to south and east elevations.

Drawing Nos: 25713- P01B; 25713- P02A; 25713- P03B; 25713- LP01; 25713- E01;25713-
E02; 25713- E03; Revisions to Section 3 - Specification of Works

The Council has considered your application and decided to grant Listed Building Consent
subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years
from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed



Buildings and Conservation Areas) Act 1990.

- 2 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawings referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent.

The proposal, which constitutes repairs and alterations would be acceptable in terms of its impact on the character, fabric and appearance of the listed building, ensuring that it retains its special architectural and historic interest. The works have been revised following consultation between the applicant and the local planning authority and now omit railings which were proposed for the roof.

Consultation was undertaken and no objection was received from consultees including Historic England. The site history was taken into account in determining this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework. The proposal also accords with policy 7.8 of the London Plan March 2015, consolidated with alterations since 2011 and Paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

- 3 Any works to windows other than redecorating and minor localised repairs such as splicing in approved as part of this consent may require listed building consent. As such the onus is upon you to seek advice from the local planning authority whether any works to windows other than the aforementioned repair would require listed building consent and to ensure that no works requiring consent are undertaken without permission having first been granted.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment